



THE
A-TEAM

**RE/MAX
FIRST**

244 HILLCREST Road, Airdrie T4B 4B3

MLS®#: **A2177686**

Area: **Hillcrest**

Listing Date: **11/08/24**

List Price: **\$615,000**

Status: **Pending**

County: **Airdrie**

Change: **-\$15k, 24-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2019**

Lot Information

Lot Sz Ar: **4,056 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,567**

Low Sqft:

Ttl Sqft: **1,567**

DOM

25

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Irregular Lot,Landscaped,Street Lighting**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Washer**
Int Feat: **Ceiling Fan(s),Kitchen Island,Separate Entrance,Stone Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`3" x 6`0"	Kitchen	Main	8`9" x 14`3"
Dining Room	Main	9`10" x 10`5"	Living Room	Main	11`1" x 13`3"
Den	Main	9`1" x 11`1"	Mud Room	Main	3`7" x 6`9"
Bedroom - Primary	Upper	13`3" x 13`4"	Bedroom	Upper	9`6" x 9`11"
Bedroom	Upper	9`6" x 9`11"	Laundry	Upper	
2pc Bathroom	Main		4pc Bathroom	Upper	
3pc Ensuite bath	Upper				

Title: **Fee Simple**
 Zoning: **R1-L**
 Legal Desc: **1612914**

Remarks

Pub Rmks: **Welcome to this Exceptional 2-storey home, Designed with Both Style and Functionality in mind. Located In Hillcrest this Corner-Lot Home is Primed For Possible Investment Potential (*Check with The City of Airdrie for secondary suite zoning rules and bylaws) with a Private Side Entrance man-door, offering easy access to the basement. With 3 spacious bedrooms, 2.5 bathrooms, and a host of Custom Features, this home offers an Unparalleled Living Experience in a Prime Location. Step inside to discover an Open Concept Main Floor that is Perfect for Modern Living. The Living Room boasts a Gas Fireplace, creating a Warm Ambiance, while the Granite Countertops throughout the home provide a Sleek, Polished look. The Stainless Steel Appliances in the kitchen make cooking a breeze, while the thoughtful layout Flows Seamlessly from Room to Room, making this space Ideal for both Family Gatherings and Entertaining. Upstairs, you'll find 3 Generously Sized Bedrooms, including a Primary Suite Complete with a Custom Ensuite and Walk-In Closet. The upper level also Features Laundry Space and Additional FULL Bathroom. With every detail Meticulously Planned, this home truly Blends Practicality with Elegance. Enjoy year-round comfort with AIR CONDITIONING for those hot summer days and gas line for BBQ PLUS Hot Tub Hook-Ups in the backyard, Ideal for Outdoor Dining and Entertaining. The BRAND NEW Custom Deck offers the Perfect Space for Relaxation, adding to the appeal of this Outstanding Property. As an ADDED BONUS, the Rear Garage/Shop is a Fully Finished, STANDOUT FEATURE, designed for those with a Passion for DIY, Vehicles, or Hobbies! With 11-Foot Walls and Vaulted Ceiling, Trusses Engineered for Small Overhead Crane, Hook Ups For RADIANT or Regular HEATING, Welder Outlets, AND MORE, this space is Ready to meet YOUR Needs! Close to schools, parks, walking trails, shopping PLUS easy access to Main Roads and Highways, Convenience is at Your Doorstep. Schedule your private viewing and see how this exceptional property can become yours.**

Inclusions: **Window Coverings (blinds)**
 Property Listed By: **RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







